BOOK 11028 PAGE 329

After Recording Return To:
Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

98 JUL 21 AM 10:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0464848

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **William A. Burke, by and through his lawful attorney in fact, Mary Lou Kane,** (hereinafter referred to as "Grantor") have this day bargained and sold and do hereby transfer and convey unto **Clement Iguobadia and wife, Patience Ojo** (hereinafter referred to as "Grantee") their heirs and assigns, forever, that certain parcel of real estate located in **Davidson County, State of Tennessee**, and being described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

6126 07/21 0101 03CHECK 233.30

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee that they are lawfully seized and possessed of said parcel of real estate, and that they have a good right to convey the same and that it is unencumbered, except for the lien of current year's property taxes, which taxes have been prorated between the parties herein.

The undersigned further covenant and bind themselves, their heirs and assigns, to forever warrant and defend the title to said real estate to the Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

Witness our hands this 30th **day of** June, **19**98.

William A. Burke by Mary Lou Kane

WILLIAM A. BURKE, BY AND THROUGH
HIS LAWFUL ATTORNEY IN FACT,
MARY LOU KANE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **WILLIAM A. BURKE, BY AND THROUGH HIS LAWFUL ATTORNEY-IN-FACT, MARY LOU KANE**, the within named bargainors, to me personally known (or proved to me on the basis of satisfactory evidence) to be the persons who executed the foregoing instrument on behalf of WILLIAM A. BURKE, and acknowledged that he executed the same as his free act and deed for the purposes therein contained.

Witness my hand and official seal this 30th **day of** June **, 1998.**

Lola A. Taylor
Notary Public
My Commission Expires: 02-22-2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$59,000.00**, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Mary Kane
Affiant

Subscribed and sworn to before me this 30th **day of** June **, 1998.**

Lola A. Taylor
Notary Public

My Commission Expires: 02/22/2000

LOLA A. TAYLOR
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

THIS INSTRUMENT PREPARED BY:

Title Enterprises, LLC
3354 Perimeter Hill, Suite 114
Nashville, Tennessee 37211

MAP AND PARCEL NUMBERS: 119-11-23.00

ADDRESS NEW OWNER:

CLEMENT IGOUBADIA
2615 LIVE OAK DRIVE
NASHVILLE, TN 37220

SEND TAX BILLS TO:

SAME

EXHIBIT A

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 48 on the Map of Mashburn Heights, of record in Book 1835, page 1, Register's Office for said County.

Said Lot No. 48 fronts 76 feet on the north side of Live Oak Road and runs back between lines 173.9 feet on the west and 173.4 feet on the east line to a dead line, measuring 76 feet thereon.

Being the same property conveyed to William Alfred Burke by Final Divorce Decree deed from Margaret Sims Burke as recorded in Book 5180, page 900, Register's Office for Davidson County, Tennessee. Also conveyed by deeds recorded in Book 4770, page 828, Book 4734, page 587, and in Book 4515, page 537, all in the Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11028 PAGE 332

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 59000.00
CON TX 218.30
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 233.30
CHECK 233.30

07/21/98 01 11:02 0001 6126

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0464848 IDENTIF. ↑ REFERENCE

98 JUL 21 AM 10:55

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

No. 1321796